

Arches 42 & 43  
New Kings Road  
Fulham  
London  
SW6 3NG



**TO LET**

997-1,995 sq ft (92-186 m<sup>2</sup>)

B1 / B8 Arch Opportunity



Transport for London

Grant Mills Wood  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
020 7629 8501

## Location

The subject properties are located along a run of Arches which stretch between Hurlingham Road and Grimston Road, in Putney, South West London. Putney Bridge Underground Station (District Line) is located approximately a 5-minute walk away and Parsons Green Station (District Line) 10 minutes away. There are also a number of bus routes which operate along the New Kings Road, providing good access in and out of Central London.

## Floor Areas (GIA)

Arch No.	Sq ft	(m <sup>2</sup> )
Arch 42	997	93
Arch 43	998	93
<b>Total</b>	<b>1,995</b>	<b>186</b>

## Rates

We understand through the VOA, that the valuable rate for each of the arches is **£11,750.00**. The rates payable for 2018/19 equate to **£5,640.00** for each arch.



## Description

The Arches of brick construction with partly glazed infills and can be let individually, or together. Access is via a sliding concertina door and the available space benefits from the following amenities:

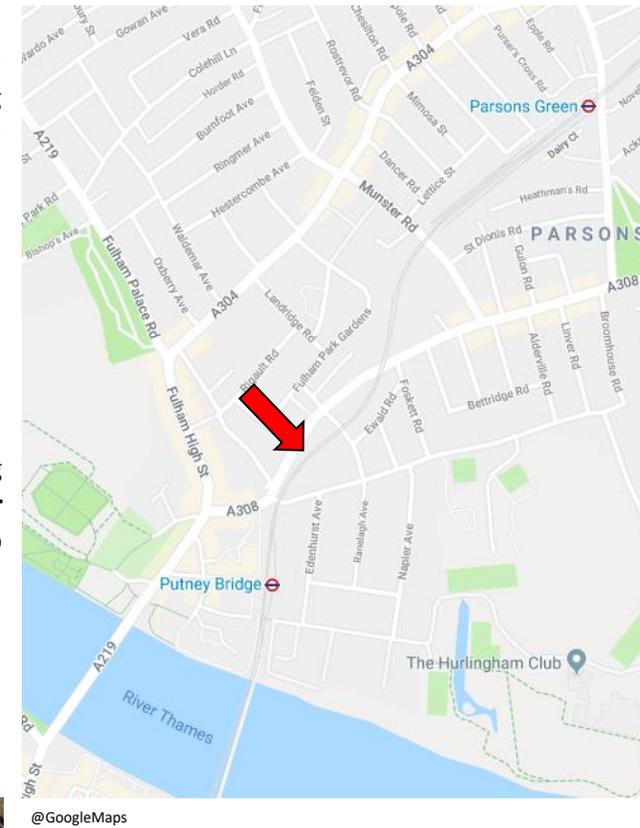
- Arch 42 Lined/ Arch 43 Part Lined
- Mains Services
- WC or provision to install
- Concrete Floor
- Strip Lighting
- Height of 4.1m

## Terms

The Arches are available on a new full repairing and insuring lease for a term by agreement, at a **rent of £49,875 per annum exclusive (£25 per sq ft) plus VAT**. Subject to Contract.

## Legal Costs

Each party is to bear their own legal costs.



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## Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

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